

PERMIT

CITY OF NAPOLEON - BUILDING DEPARTMENT

255 West Riverview Avenue, Napoleon, Ohio 43545 - 419-592-4010

Permit No. 01842 Issued 9-27-89
date

Job Location 1096 Westchester
address

Lot 43 & 44 Westwood Addition
sub-div or legal discript

Issued By Eldon Huber
building official

Owner Jimmie Bialecki 592-2486
name tel.

Address 1096 Westchester

Agent Defiance Water Recreation
builder-eng.-etc. 782-2618 tel.

Address 1417 Ralston Ave. Defiance

Description of Use Residence

Residential 1
no. dwelling units

Commercial _____ Industrial _____

New Add'n. _____ Alter _____ Remodel _____

Mixed Occupancy _____

Change of Occupancy _____

Estimated Cost \$ 14000.00

ZONING INFORMATION

district	lot dimensions		area	front yd	side yds	rear yd
A	80' X 120"		9600	exist	13'-L 44'-R	13'
max hgt	no pkg spaces	no ldg spaces	max cover	petition or appeal req'd		date appr
35'	2-min		35%	BZA 89/13		

WORK INFORMATION:

Size: Length 33' Width 19' Stories _____ Ground Floor Area 450 s.f.

Height _____ Building Volume (for demo. permit) _____ cu. ft.

Electrical: Installed circuit to swimming pool (30 AMP) 240V 1 new circuit
brief description

Plumbing: _____
brief description

Mechanical: _____
brief description

Sign: _____ Dimensions _____ Sign Area _____
type

Additional Information: in ground pool

Date 9-27-89 Applicant Signature Jimmie Bialecki owner-agent

PAID

SEP 27 1989

INSPECTION RECORD

	UNDERGROUND			ROUGH-IN						FINAL		
	Type	Date	By	Type	Date	By	Type	Date	By	Type	Date	By
PLUMBING	Building Drains			Drainage, Waste & Vent Piping			Indirect Waste			Drainage, Waste & Vent Piping		
	Water Piping									Backflow Prevention		
	Building Sewer			Water Piping			Condensate Lines			Water Heater		
	Sewer Connection									FINAL APPROVAL		
MECHANICAL	Refrigerant Piping			Refrigerant Piping			Chimney(s)			Grease Exhaust System		
				Duct Furnace(s)			Fire Dampers			Air Cond. Unit(s)		
	Ducts/Plenums			Ducts/Plenums			<input type="checkbox"/> Radiant Htr(s) <input type="checkbox"/> Unit Htr(s)			Refrigeration Equipment		
				Duct Insulation			Pool Heater			Furnace(s)		
				Combustion Products Vents			Ventilation <input type="checkbox"/> Supply <input type="checkbox"/> Exhst.			FINAL APPROVAL		
ELECTRICAL	Conduits & or Cable			Conduits/Cable			<input type="checkbox"/> Range <input type="checkbox"/> Dryer			Temp Service Temp Lighting		
	Grounding & or Bonding			Rough Wiring			<input type="checkbox"/> Generator(s) <input type="checkbox"/> Motors			Fixtures Lampholders		
	Floor Ducts Raceways			Service Panel Switchboard			<input type="checkbox"/> Water Htr <input type="checkbox"/> Welder			Signs		
	Service Conduit			Busways Ducts			<input type="checkbox"/> Heaters <input type="checkbox"/> Heat Cable			Electric Mtr. Clearance		
	Temporary Power Pole			Subpanels			<input type="checkbox"/> Duct Htr(s) <input type="checkbox"/> Furnace(s)			FINAL APPROVAL		
BUILDING	Location, Set-backs, Esmt(s)			Exterior Wall Construction			Roof Covering Roof Drainage			Smoke Detector		
	Excavation						Exterior Lath			Demolition (sewer cap)		
	Footings & Reinforcing		5/1				<input type="checkbox"/> Interior Lath <input type="checkbox"/> Wallboard					
	Floor Slab			Interior Wall Construction			Fire Wall(s)			Building or Structure		
	Foundation Walls			Columns & Supports			Fireplace Chimney					
	Sub-soil Drain			Crawl Space <input type="checkbox"/> Vent <input type="checkbox"/> Access			Attic <input type="checkbox"/> Vent <input type="checkbox"/> Access					
	Piles			Floor System(s)						FINAL APPROVAL BLDG. DEPT.	11/10	5/1
				Roof System			Special Insp Reports Rec'd			Certificate of Occupancy Issued		
ADDITIONAL	INSPECTIONS, CORRECTIONS, ETC.						INSPECTIONS, CORRECTIONS, ETC.					
	GROUNDING PLUMBING CONCRETE SLAB						10/5-2F					
	P.A.T.											
	SEP 27 1981											
	CITY OF NAPLES											

APPLICATION
for
RESIDENTIAL BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, PERMITS and DEMOLITION PERMIT
from the

CITY OF NAPOLEON - BUILDING DEPARTMENT

255 West Riverview Ave. Napoleon, Ohio 43545 Pn. 419-592-4010

Entry No. _____

Permit No. 01842 Issued 9-27-89

Job Location 1096 Westchester Napoleon O

Lot 43444 Westwood Addition

Issued By F sub-div. or legal disc.
21 building official

Owner Jimmie Bialecki Pn. 592-2486

Address 1096 Westchester Napoleon O

Agent Defiance Water Recreation Pn. 782-2618

Address 1417 Ralston Ave Defiance Ohio

Description of Use Swimming Pool RESIDENCE

Residential 1 no. dwelling units

Commercial _____ Industrial _____

New X Add'n. _____ Alter _____ Remodel _____

Mixed Occupancy _____

Change of Occupancy _____

Estimated Cost \$ \$14,000

-ZONING INFORMATION

district	lot dimensions	area	front yd	side yds.	rear yd
<u>A</u>	<u>80' X 120'</u>	<u>9600</u>	<u>EX117.</u>	<u>131' 24" R</u>	<u>13'</u>
max hgt	no pkg spaces	no ldg spaces	max cover	petition or appeal req'd.	date appr
<u>35'</u>	<u>2-MIN</u>		<u>35%</u>	<u>RZA 89-17</u>	

WORK INFORMATION:

BUILDING: Garage Fl. Area _____ Basement Fl. Area _____ Second Floor Area _____

Size: Length 33' Width 19' Stories _____ Ground Floor Area 450± S.F.

Height _____ Building Volume (for demo. permit) _____ cu. ft.

Description of Work: IN GROUND POOL

Chk. Permits Reg.	Base	Fees Plus	Total
<u>X</u> Building	<u>7.00</u>	<u>56.00</u>	<u>65.00</u>
<u>X</u> Electrical	<u>15.00</u>	<u>3.00</u>	<u>18.00</u>
Plumbing	_____	_____	_____
Mechanical	_____	_____	_____
Demolition	_____	_____	_____
Zoning	_____	_____	_____
Sign	_____	_____	_____
Water tap	_____	_____	_____
Sewer Tap	_____	_____	_____
Temp. Water	_____	_____	_____
Temp. Elec.	_____	_____	_____
Additional struc. plan review	_____ hrs	_____	_____
Elect. review	_____ hrs	_____	_____
Total Fees.....		<u>83.00</u>	
Less Min. Fees Pd.		_____	
Balance Due.....		_____	

Continue on Back Side for Electrical, Plumbing and Mechanical and other Information;

ELECTRICAL: Electrical Contractor _____ Pn. _____

Address _____ Estimated Cost \$ 75.00

Type of work: New _____ Service change _____ Rewiring _____ Additional Wiring X Temp. Elec. Req. _____ X
yes no

Size of service 100 Amp Underground _____ Overhead X No. of new circuits 1

Description of work: Material Furnished and Installed by Owner
Installed circuit to swimming Pool (30 Amp) (240V)

PLUMBING: Plumbing Contractor _____ Pn. _____

Address _____ Estimated Cost \$ _____

Water Tap Req. _____ Size _____ Type of Pipe _____ Water Dist. Pipe _____ type
yes no

San. Sewer Tap Req. _____ Size _____ Type of Pipe _____ Dr. Waste Vt. Pipe _____ type
yes no

St. Sewer Tap Req. _____ Size _____ Type of Pipe _____ Street to be Opened _____
yes no

Main Building Drain Size _____ Main Vent Pipe Size _____ List Number of Plumbing Fixtures Below

Water Closets _____ Bathtubs _____ Showers _____ Lavatories _____ Kitchen Sinks _____ Disposal _____ Dishwasher _____ Clothes Washer _____

Floor Drains _____ Other Fixtures: Type _____ No. _____

Description of Work: _____

MECHANICAL: Mechanical Contractor _____ Pn. _____

Address _____ Estimated Cost _____

Heating System: Forced Air _____ Gravity _____ Hot Water _____ Steam _____ Unit Heaters _____ Radiant _____ Baseboard _____

Type of Fuel: Electric _____ Natural Gas _____ Propane _____ Wood _____ Coal _____ Solar _____ Geothermal _____ Other _____

No. of Heat Zones _____ Hot Water: (One Pipe _____ Two Pipe _____ Series Loop _____) Electric Heat: (No of Circuits _____) No. of Furnaces _____

No. of Hot Air Runs _____ No. of Hot Water Radiators _____ Total Heat Loss _____ Rated Capacity of Furnace/Boiler _____

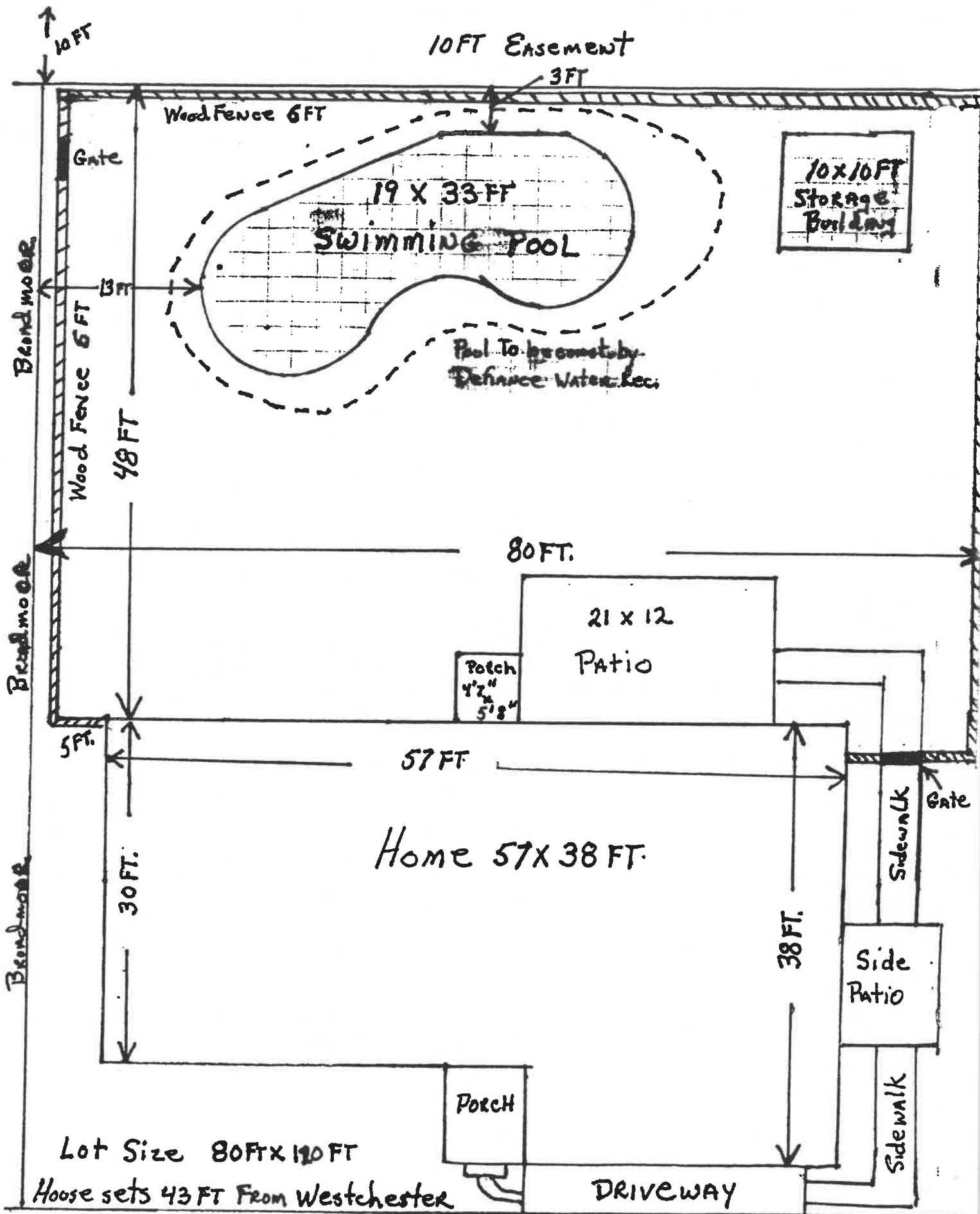
Location of Heating Units: Crawl Space _____ Floor Level _____ Attic _____ Suspended _____ Roof _____ Outside _____ Other _____

Description of Work _____

DRAWINGS REQUIRED: All Applications must be Accompanied by Two Complete sets of Drawings Including SITE PLAN, FOUNDATION PLAN, FLOOR PLANS, STRUCTURAL FRAMING PLANS, EXTERIOR ELEVATIONS, SECTIONS and DETAILS, STAIR DETAILS, ELECTRICAL LAYOUT, PLUMBING ISOMETRIC, HEATING LAYOUT ETC. All plans shall be DRAWN TO SCALE. Show all existing structures on the site plan also, show Electric Panel and Furnace Locations.

READ AND SIGN BELOW; The undersigned hereby makes application for a permit for all work described herein, and agrees to complete the work in strict accordance with all applicable provisions of the current edition of the C.A.B.D. Building Code, the Napoleon Building and Zoning Codes, the Napoleon Engineering Dept. Rules and Regulations, Standard Specifications and other Pertinent Sections of the Napoleon Code of Ordinances.

Date 7-31-89 Signature of Applicant Jimmie Bielacki
Application not valid without signature



Lot Size 80FT X 110FT

House sets 43 FT From Westchester

DRIVEWAY

1096 Westchester

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City of NAPOLEON, OHIO

255 RIVERVIEW AVENUE - (419) 592-4010
NAPOLEON, OHIO 43545-0151



September 15, 1989

Mayor
Steven Lankenau

City of Napoleon, Ohio
Board of Zoning Appeals
255 West Riverview Avenue
Napoleon, Ohio 43545

Roger O. Freytag
Zoning Administrator
255 West Riverview Avenue
Napoleon, Ohio 43545

Members of Council
James Hershberger, President
Lawrence Haase
Donald Stevens
Terri A. Williams
John E. Church
Randy J. Bachman

Attention: Mr. C. Richard McBroom, Chairman

Re: Bialecki Variance Requests

City Manager

Dear Mr. McBroom and Mr. Freytag:

Clerk-Treasurer
Rupert W. Schweinhagen

I have been asked to provide an opinion and ruling concerning action taken by the City of Napoleon, Ohio Board of Zoning Appeals (hereinafter called "BZA") concerning two (2) requests by Mr. and Mrs. Jimmie Bialecki for variances from the City's zoning code regarding installation of an inground pool and a six-foot fence at 1096 Westchester Avenue in the City of Napoleon, which is located in Westwood Addition. The BZA held a public hearing on August 8, 1989 and approved both variance requests, subject to the three (3) following conditions:

Law Director
Michael J. Wesche

1. That the Bialeckis obtain approval from a majority of the property owners in Westwood Addition waiving the following two deed and plat restrictions of Westwood Addition:
 - (A) That no structures be erected other than a single-family dwelling and a private garage (hereinafter called "the Structure Restriction"); and
 - (B) That the lots in that addition not be used for any purposes that may endanger the health or unreasonably disturb the peace and quiet of any occupant (hereinafter called "the Peace and Quiet Restriction");
2. That the City Law Director make a ruling concerning the BZA's duty, if any, as to the enforcement of deed and plat restrictions that may conflict with the zoning code; and
3. That the City Law Director make a ruling concerning whether or not a building permit shall be issued.

Assistant Law Director
Jeffrey R. Lankenau

City of Napoleon, Ohio
Board of Zoning Appeals and
Roger O. Freytag
Zoning Administrator
September 15, 1989
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The requests made by Bialeckis were for variances from the City's zoning code. The first request was for a variance from certain fence height requirements set forth in Section 151.27(A) (hereinafter called "the Fence Variance"). The second request was for a variance concerning placement of an accessory structure within the front-yard setback line as provided in Section 151.33(D)(2) (hereinafter called "the Front-Yard Variance").

Section 151.13(D)(2) of the zoning code grants the BZA authority to hear applications for variances and to make determinations of final action. Paragraph (F) of that Section sets forth certain procedures to be followed in order to obtain a variance. Subparagraph (F)(3) sets forth four standards to be considered in determining whether or not a variance shall be granted.

While the BZA has authority to impose certain conditions in its determination of whether or not to grant a variance, it is necessary to examine the nature and purpose of any such condition. For example, the Fence Variance was for a variance from the three-foot limitation in a front yard. Generally, that would be a "yes" or "no" determination by the BZA. In other words, either the six-foot fence would be permitted or it would not be permitted. Based upon the testimony and evidence presented at the hearing and upon consideration of the four standards, the BZA had authority to grant the Fence Variance and to impose a condition that the fence not exceed a certain height, whether that height be four feet, five feet, six feet or any other height. That is an example of a condition directly related to a provision of the zoning code and the specific variance requested therefrom.

On the other hand, a condition such as circulating a petition and obtaining the consent of a majority of the property owners in Westwood Addition or a condition such as making the grant of a variance conditional upon obtaining a building permit is extraneous to the specific issue under consideration. Such conditions are not directly related to the merits of the requested variances and should be avoided.

While the wishes of other property owners in Westwood Addition are relevant as the BZA considers the standards set forth in Subparagraph (F)(3), those wishes are, in reality, testimony or evidence to be presented to the BZA at the hearing. Section 151.13(C)(4) states that evidence is to be presented publicly (emphasis added). That is the purpose of having a hearing and

City of Napoleon, Ohio
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Roger O. Freytag
Zoning Administrator
September 15, 1989
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giving notice thereof. It is the duty of the applicant to present testimony and evidence at the hearing. In this case, the Bialeckis were permitted to produce evidence after completion of the hearing. However, in this instance, there appears to be no prejudicial harm because the content of the petition was discussed at the hearing and it appears that the content of the petition was considered by the BZA in its findings concerning the standards set forth in Subparagraph (F)(3), especially (c) and (d).

The petition submitted by the Bialeckis purports to contain at least 34 signatures. This opinion and ruling are not, and shall not be construed as, approval of the form or substance of that petition, or the procedure followed in obtaining it, for the purpose of lawfully waiving or terminating the Structure Restriction or the Peace and Quiet Restriction of Westwood Addition. Rather, this opinion and ruling are that (1) evidence and testimony (including petitions such as the one submitted by the Bialeckis) should be presented at the hearing, and (2) conditions imposed by the BZA to a variance request should be directly related to a specific provision of the zoning code and the specific variance requested therefrom, rather than to extraneous matters.

The second condition imposed by the BZA concerned its duty, if any, as to the enforcement of deed and plat restrictions that may conflict with the City's zoning code. An examination of the Plat of Westwood Addition (which is Slide 114 in the Office of the Recorder of Henry County, Ohio) shows the Structure Restriction and the Peace and Quiet Restriction. The Plat was received for record on May 3, 1955 without the express approval of the City Planning Commission or the City Council. Thus, there has been no express approval by the City of the Structure Restriction or the Peace and Quiet Restriction, either as contained on the plat or as contained in the Bialecki deeds found in Volume 209 at Page 658 and in Volume 209 at Page 660, Deed Records of Henry County, Ohio.

Chapter 711 of the Ohio Revised Code entitled "Plats" deals, among other things, with rules and regulations for the approval and rejection of plats in cities and villages and outside municipal corporations. A review of this chapter indicates that, generally, the primary concern of municipal corporations, their planning commissions and their legislative authorities as to subdivisions and plats thereof is to secure and provide for the coordination of streets in a subdivision with existing

City of Napoleon, Ohio
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Roger O. Freytag
Zoning Administrator
September 15, 1989
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streets and roads; for the proper amount of open spaces for traffic, circulation and utilities; for the avoidance of future congestion of population detrimental to the public health or safety; for streets, alleys, ways, commons and other public uses; and for parks and other open public grounds. There is no statutory direction to enforce plat or deed restrictions.

Section 711.09 of the Ohio Revised Code specifically states: "Approval of a plat shall not be an acceptance by the public of the dedication of any street, highway, or other way or open space shown upon the plat." Section 711.091 of the Ohio Revised Code and Section 154.14 of the City's Revised Code of General Ordinances provide specific procedures requiring affirmative action for the acceptance of title to streets and other public improvements in a subdivision. Therefore, if approval of a plat by the City does not constitute acceptance of title to streets and other public improvements (with which the City is primarily concerned), it follows that such approval does not constitute acceptance of the duties and liabilities which accompany such an acceptance of title. Moreover, it can be argued by analogy that approval of a plat does not constitute acceptance of duties or liabilities for the enforcement of restrictions set forth thereon which are unrelated to streets and other public improvements.

Deed and plat restrictions which purport to control the use of real property are in the nature of private zoning or zoning by contract, but they do not supercede or in any way affect the requirements of the zoning code. Such restrictions may be less restrictive than the zoning code, and if so, the zoning code prevails. If such restrictions are more restrictive than the zoning code, the restrictions prevail. In either case, the zoning code is enforceable. Furthermore, a valid restriction upon the use of property, which is either incorporated in the deed by which the owner holds title or set forth on the plat of the subdivision thereof, and which restriction does not endanger the safety, health or general welfare of the community, is not superceded or nullified by the adoption of a zoning code which is less restrictive. The zoning authority of a municipal corporation has no power to change or vary restrictions running with the land if they are otherwise valid.

Generally, a person seeking to enforce a restriction that restricts the lands of another may do so where it is shown (1) that the restriction was intended to be for his benefit, and (2) that he has an equitable interest in the other person's

City of Napoleon, Ohio
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Roger O. Freytag
Zoning Administrator
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adherence thereto. The only portions of the plat and deed restrictions concerning Westwood Addition that appear intended for the benefit of the City and the general public, and in which the City and the general public appear to have an equitable interest, are the dedication of roads and avenues to the use of the public and the reservation of utility easements. It does not appear that the Fence Variance or the Front Yard Variance would interfere with the roads and avenues or with the utility easements in Westwood Addition. Furthermore, the plat and deed restrictions do not expressly authorize or require the City or the general public to enforce the restrictions and do not provide any procedure therefor.

Accordingly, it is my opinion, and you are hereby advised, that the City and the BZA have no duty to enforce the Structure Restriction or the Peace and Quiet Restriction of Westwood Addition. However, this opinion and ruling are not, and shall not be construed as, a prohibition against any other person or entity seeking to enforce the Structure Restriction or the Peace and Quiet Restriction.

The third condition imposed by the BZA was that the City Law Director make a ruling concerning whether or not a building permit shall be issued for the fence and the inground pool. While a zoning code may be enforced, indirectly, by the denial of a building permit, a review of Section 151.13(D) of the City's zoning code, which sets forth the jurisdiction and powers of the BZA, reveals that the BZA does not have jurisdiction or powers concerning the issuance of building permits. Section 713.11 of the Ohio Revised Code permits, but does not require, the legislative authority of the City to delegate to the BZA the power to hear and determine appeals from the refusal of building permits by building commissioners or other officers. However, in the City of Napoleon the jurisdiction and powers governing building permits are placed with the Board of Building Appeals (hereinafter called "BBA"). Chapter 150 of the City's Revised Code of General Ordinances, together with the adoption of certain building codes therein, provides for the issuance of building permits. More specifically, the jurisdiction and powers of the BBA in Section 150.04 include hearing appeals by any person adversely affected by a decision of the Building Commissioner in the enforcement of the City's building code.

Accordingly, it is my opinion, and you are hereby advised, that imposition by the BZA of this condition (i.e. issuance of a building permit) for granting the Bialecki zoning variances is beyond the jurisdiction and powers of the BZA and, therefore, is

City of Napoleon, Ohio
Board of Zoning Appeals and
Roger O. Freytag
Zoning Administrator
September 15, 1989
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a nullity. The issue at hand is the request for variances under the zoning code, not the issuance of a building permit under the building code. These issues must be kept separate and distinct and must be considered and decided by the appropriate public authority.

Accordingly, it is my opinion that the Bialeckis have properly obtained the Fence Variance and the Front Yard Variance and that all conditions, which the BZA had the jurisdiction and power to impose, have been met.

Very truly yours,

CITY OF NAPOLEON, OHIO

By: Michael J. Wesche
Michael J. Wesche, Law Director

MJW:ln

MEMORANDUM

TO: Members of the Board of Zoning Appeals
FROM: Roger O. Freytag, Zoning Administrator *ROF*
SUBJECT: An application for Variance to install an
inground pool and 6' fence within the front
yard setback
DATE: 3 Aug 1989
MEETING: 8 Aug 1989 at 4:30 PM
MEETING NO.: BZA 89/13

RECOMMENDATION

It is recommended that the Board of Zoning Appeals approve the Variance to install an inground pool and 6' fence within the front yard setback of Broadmoor Ave. at 1096 Westchester Ave.

BACKGROUND

An application for Variance by Jimmie and Jean Bialecki, Napoleon, to install an inground pool and 6' fence within Broadmoor Avenue front yard setback at 1096 Westchester Avenue. The Variance shall be to Section 151.27(A) 151.33(D)(2) of the City of Napoleon, Ohio, Code of Ordinances. The proposed development is located in an "A" Residence District.

The design of this pool does not extend beyond the existing house, toward the Broadmoor side, and therefore will not cause any more problems than the existing house does.

After reviewing this request, the City staff does recommend in favor of granting this request for the following reasons:

1. The City Address Building Permit file shows that the sewer tap for this house was issued in 1966. This may explain why the existing house is located in the front yard setback of Broadmoor Ave.
2. The pool and fence will be located in a reasonable location for a corner lot.
3. Although the construction will be close to the Broadmoor Street Right-of-Way, it will not effect the construction of Broadmoor Street in the future any worst than the house will.
4. The pool and fence will be a good improvement to the site.

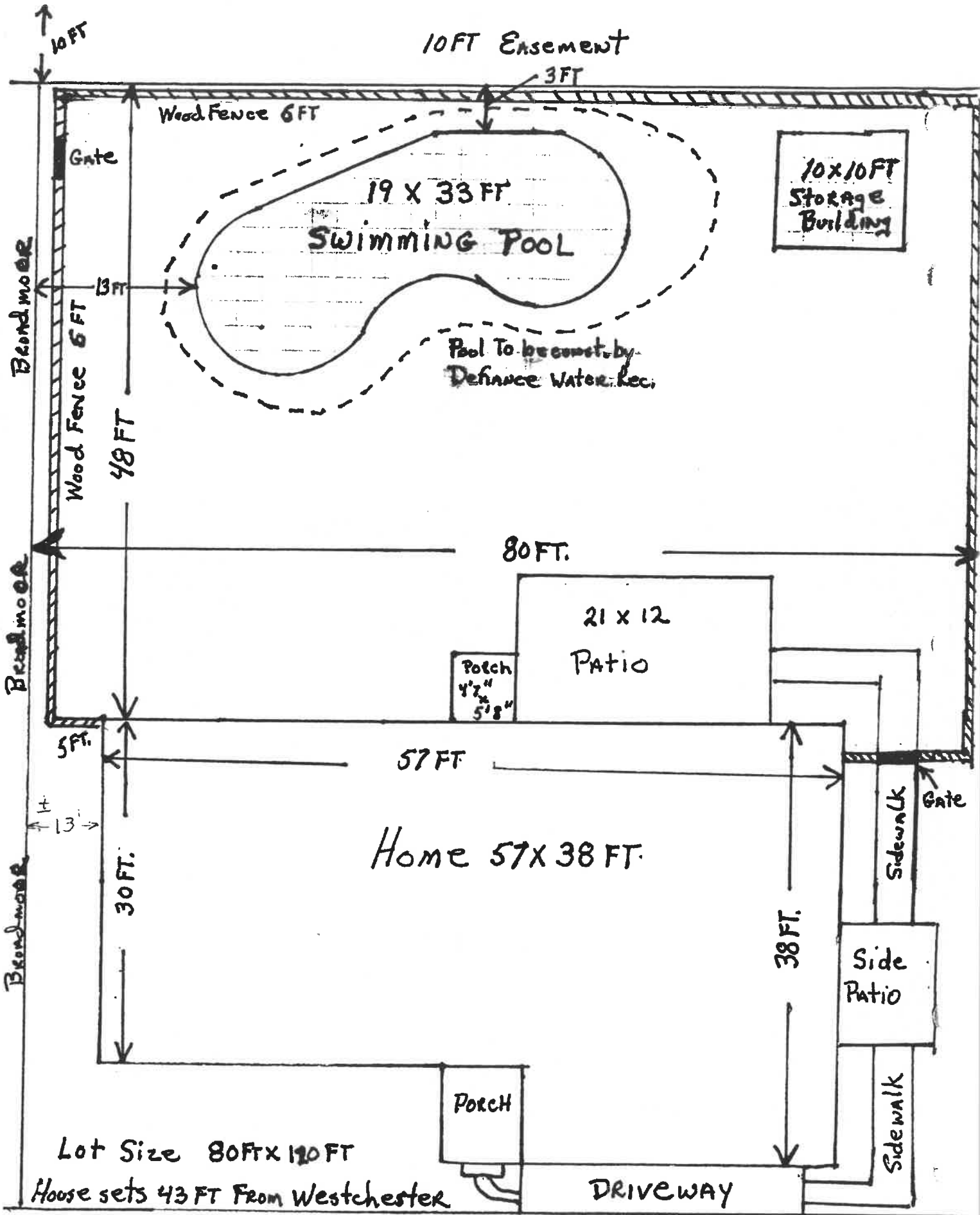
The standards for variation to be considered are as follows:

a) That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or use in the same vicinity of district.

b) That such Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity or district but which is denied to the property in question.

c) That the granting of such Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or district in which the property is located.

d) That the granting of such a Variance will not alter the land use characteristics of the vicinity of district, diminish the value of adjacent land and improvements or increase the congestion in the public streets.



1096 Westchester

HEATH

AVE.

A
N

100.16'	85'	85'	85'	85'	85'	85'	95'
1166	1156	1146	1136	1126	1116	1106	
GERKEN							
120'							120'
1165	1155	1145	1135	1125	1115	1105	
HOEFFEL SECOND ADD.							
102.95'	85'	85'	85'	85'	85'	85'	95'
103.45'	85'	85'	85'	85'	85'	85'	95'
14	13	12	11	10	9	8	
1166	1156	1146	1136	1126	1116	1106	
GERKEN							
1165	1155	1145	1135	1125	1115	1105	
HOEFFEL ADD.							
106.24'	85'	85'	85'	85'	85'	85'	95'
1	2	3	4	5	6	7	
626.24'							

BROADMOOR AVE.

82	81	80	79	78	77	76	75	74	73
1096	1086	1076	1066	1056	1046	1036	1026	1006	
63	64	65	66	67	68	69	70	71	72
60'	60'	60'	60'	60'	60'	60'	60'	60'	60'

WESTMONT

60'	60'	60'	60'	60'	60'	60'	60'	60'	60'	60'	60'	60'
1095	1075	1065	1045	1025								
62	61	60	59	58	57	56	55	54	53			
WESTWOOD ADDITION												
44	45	46	47	48	49	50	51	52				
1086	1076	1066	1056	1046	1036	1026	1016	1006				

WESTCHESTER

60'	60'	60'	60'	60'	60'	60'	60'	60'	60'	60'	60'	60'
1095	1085	1075	1065	1055	1045	1035	1025	1015				
42	41	40	39	38	37	36	35	34	33			
KENILWORTH AVE.												
1096	1086	1076	1066	1056	1046	1036	1026	1016				
23	24	25	26	27	28	29	30	31	32			
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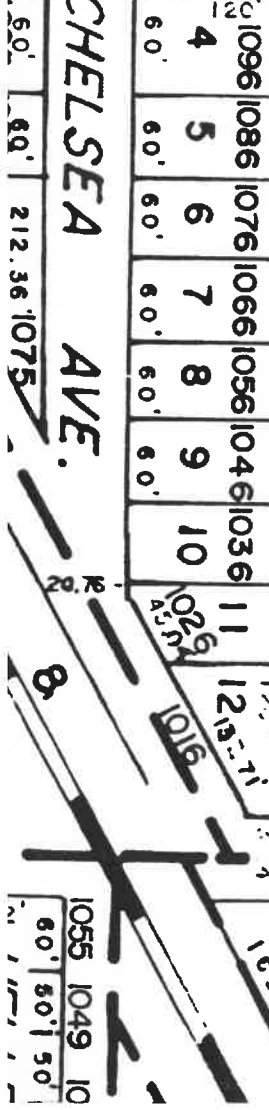
GLENWOOD

41	40
960	
42	43
60'	60'

60'	60'	60'
970	975	976
78	79	76
60'	60'	60'

60'	60'
95	94
96	97
60'	60'

60'	60'	60'	60'	60'	60'	60'	60'	60'	60'	60'	60'	60'
1095	1085	1075	1065	1055	1045	1035	1025	1015				
22	21	20	19	18	17	16	15	14	13			
CHELSEA AVE.												
1096	1086	1076	1066	1056	1046	1036	11	12	13	14	15	16
4	5	6	7	8	9	10	11	12	13	14	15	16
60'	60'	60'	60'	60'	60'	60'	60'	60'	60'	60'	60'	60'



1055	1049	10
60'	50'	50'

